

Chairman Kirven asked if the parking deck Mr. Leonard was referring to was for the new Greenville County building.

Mr. Leonard confirmed the parking deck in question was for the County's new proposed building; it was for the first phase of the building and important for the total project. The old zoning and the proposed new zoning would equal about the same number of square footage; the economics of each were also similar. Over the past year, all of the traffic issues have been resolved as well as the water and sewer. Mr. Leonard stated adequate infrastructure and road/transportation needs would be in place when the new building was completed. The new zoning would adopt the design guidelines for downtown, which was preferred in order to match the downtown area. If the old zoning was used, there was no requirement to adopt the design guidelines for downtown. Over the next two weeks, it would be apparent which path the project would take.

Mr. Leonard stated preliminary engineering had been initiated on the master plan; there was still a wait for the zoning and remediation. There was some environmental contamination on the site and they were working with the state on a clean letter.

Chairman Kirven asked if contamination was found where the gas station used to sit; he asked if the tire shop also contributed to the contamination.

Mr. Leonard confirmed the areas of contamination were related to the gas station and tire shop. The site had been cleared for a permit to begin the first phase of the building; they were ready to submit the building CD's on the project. One of the critical paths to completing the building was to line up contractors; Harper Construction completed preliminary pricing to ensure the project was within budget. The next big task would be to line up a contractor to get final pricing for the project mode; there should be a number of companies eager to bid on the project. The new county building was a critical path to get the entire project completed. Mr. Leonard stated they were trying to be very mindful of the budget but also trying to make the county building very iconic.

Mr. Leonard reviewed some of the important features of the proposed building. Interaction with the public spaces was very important; the front of the building would have the Memorial Wall and would be a great place to serve many functions. They were now looking at the back of the building and how it would interact with the public spaces. The top of the building would be a weatherproof translucent membrane that would allow light in; the area would be waterproof but would allow daylight.

Chairman Kirven inquired about handicap access to the building.

Mr. Leonard stated the entire site was ADA compliant; around the front side of the building there would be an ADA path and elevators were planned for both sides of the building. He stated there would be an effort to introduce some "green" into the center of the court to soften the space and make it feel more "public friendly." The corner of the site "sets the tone" but was the most important topographically challenging part of the entire site; they were dealing with a number of topographical issues. The atriums located on each side of the courtyard would be open to the public; they were also where the public would enter the building.

There had been a lot of focus on the public spaces of the building; most of the costs of the building were associated with the structure, the mechanics – electrical, plumbing, fixtures, walls, glass. Most of those items were about 90% designed. Mr. Leonard stated they were satisfied with the progress thus far; things appeared to fit into the budget, too.

There were no decisions that the Public Facilities needed to make at this time; the zoning process dictated the master plan. Zoning would have no impact on the county building or on the traffic issues. Mr. Leonard stated they were in the permitting phase at this time; the next big part of the process was to get a contractor on board to go through the pricing exercise to ensure things were within budget. Completion of the county building impacted when the surrounding land could be sold.

Chairman Kirven stated entities that were interested in purchasing property on the County Square site would realize that the project was a reality once construction of the county building started.

Mr. Leonard stated once the zoning was in place and they broke ground on the county building, opportunities would be created for other businesses. The entire site would be very marketable. Once the zoning hurdle was passed, they could bring in end users over the next 12 months. Currently, there were 2-3 movie theaters that have expressed an interest in building on the site.

Chairman Kirven inquired about the covering over the center part of the courtyard.

Mr. Leonard stated the cover was a translucent material that was used at the Atlanta Airport; the Georgia Dome used the same material.

Phil Mays stated the proposed covered outdoor space was very important. With today's mobility with smartphones and laptops, many people would sit outside and use electronics.

Chairman Kirven asked about energy efficiency and other technologies planned. He stated he had seen the type of glass that was to be used for the building; he was very impressed the thickness, durability and strength.

Mr. Leonard stated recently adopted energy codes were very stringent; the current County Square building was not very energy efficient. In the new building, all systems were very energy efficient; the glass used would keep out the heat but let daylight in. A solar orientation study would be completed as well as an energy efficiency study. Mr. Leonard stated the building as a whole would be very efficient and state of the art. The building was not a "commercial building" and would not require certification. Space planning with the departments continued; the core and shell were basically ready.

Councilor Ballard stated it was his understanding that the entrance to the building was to be off of Church Street; he asked if there was parking planned for below the building.

Mr. Leonard stated a parking deck was planned; it would be multi-storied.

Councilor Taylor asked if a date had been set for the groundbreaking.

Mr. Leonard stated they were hoping to break up the site work and the building separately; they would like to get started on the site work very soon. The procurement process with the County had to be completed first. Once completed, they hoped to start by April.

Chairman Kirven asked when would Halton Road be ready for move-in.

Joe Kernell stated the emphasis was to get Family Court moved first as it was the most critical; he hoped to have them moved in by January of 2021.

Chairman Kirven asked if the floorplan for Halton Road had been completed.

Joe Kernell stated they were very close; they continued to meet with the judges to get feedback on what was needed in the space. Family Court was the critical office that had to be moved; the other state offices could be moved later.

Mr. Leonard stated no decisions needed to be made until later. After the zoning was decided, actual designs on the road system would begin.

Chairman Kirven asked about forecasting economic trends over the next 12 – 18 months; he asked if there had been any inquiries about the property.

Mr. Leonard stated there had been a number of inquiries from prospective tenants; movie theaters, grocery stores, restaurants, retail, apartment developers, office building tenants, hotels, etc.

Chairman Kirven inquired about partnering with other developers.

Mr. Mays stated quite a bit of the office and retail spaces would be self-developed as well as the multi-family spaces. One developer would not be able to build fast enough on such a large development. He stated they would partner with high quality developers and sub-developers to ensure the project was meaningful in terms of velocity.

Chairman Kirven asked if the projected 8 – 10 year buildout was still realistic.

Mr. Mays stated it was still realistic.

Shannon Herman stated quite a bit of progress had been made.

Chairman Kirven asked if there were any concerns at this point.

Mr. Mays stated as soon as the zoning issues were resolved they would be able to move forward effectively.

Item (3)

Adjournment

Without objection, the meeting was adjourned at 2:04 p.m.

Respectfully submitted:

Joseph Kernell